

REPORT TO CITY COUNCIL

DATE: JANUARY 26, 2005

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

SUBJECT: APPROVAL OF AGREEMENT FOR CONSULTING SERVICES WITH RINCON CONSULTANTS, INC. FOR THE PREPARATION OF THE AGOURA VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

The purpose of this item is to request City Council approval of the attached professional services agreement with Rincon Consultants, Inc., for the preparation of the Environmental Impact Report (EIR) for the Agoura Village Specific Plan.

As background, last year the City entered into a contract with Steve Craig of Planning Corporation to prepare the EIR for the Agoura Village Strategic Action Plan. Mr. Craig completed portions of the EIR, but has indicated that due to personal and staffing reasons, he is unable to fully complete the EIR. Steve Craig also serves as the City's Environmental Analyst and it is likely that his role in that capacity would also diminish in the near future due to those reasons. Staff will be exploring other options for handling environmental review for the City.

Staff has also re-examined the overall approach of proceeding with implementation of the Agoura Village Plan. Originally, we had envisioned preparing a number of legislative amendments to the zoning map and ordinance consistent with the Agoura Village Strategic Action Plan. The thought was that these legislative amendments would spell out the regulatory provisions of permitted land uses and development standards within Agoura Village. However, upon further review and after conferring with the City Attorney, staff has determined that a more efficient and effective approach would be to convert the Strategic Action Plan into a Specific Plan and to prepare an EIR on the Specific Plan. The advantage with this approach is that the Specific Plan would more specifically deal with Agoura Village itself and would be a comprehensive document that more clearly sets forth land use and development regulations, design guidelines, infrastructure policies, a financing mechanism, and administration. The Specific Plan would be a legal document with the same force and effect as the zoning ordinance and would obviate amending numerous sections throughout the ordinance. RRM Design Group, the City's Agoura Village consultant, has already begun the process of preparing the Specific Plan under the framework of their existing contract.

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Staff prepared and circulated Requests for Proposals to select a consultant for this EIR. Rincon Consultants and Envicom Corporation submitted proposals and Rincon was selected based on their cost, qualifications, and approach. Rincon also prepared the EIR for the JH Snyder Project and staff found their work and personnel to be of high caliber.

The EIR would be prepared in full compliance with the California Environmental Quality Act (CEQA) and would be formatted as a program EIR. The benefit of a program EIR is that in addition to identifying the impacts and mitigations of the Agoura Village Specific Plan, individual development projects would also be able to use this EIR for their own CEQA clearances. Rincon will utilize all of the work completed by Steve Craig to date and anticipates that the draft EIR will be ready in about three and a half months and the final EIR in about seven months. The public hearings on the Specific Plan would be held concurrently with the EIR hearings.

The proposed contract amount for this EIR is \$81,950. There are sufficient funds in the Planning Department's consultant services budget at this time to pay for this work and a budget amendment is not necessary. Moreover, staff and the City Attorney have drafted a cost recovery ordinance which would eventually pay the City back for all costs associated with the Agoura Village planning efforts including this EIR.

RECOMMENDATION

It is recommended that the City Council approve the attached Agreement for Consultant Services with Rincon Consultants, Inc., for preparation of the Agoura Village Specific Plan EIR.

Attachment: Agreement for Consultant Services